

WARRANTY DEED
Maine Statutory Short Form

Know all Men by these Presents

10761

That MELCHER ASSOCIATES, A Maine general partnership,

of Portland, County of Cumberland, State of Maine,

for consideration paid, grant to NEIL KURZMANN ASSOCIATES, a Maine general partnership

of Portland, County of Cumberland, State of Maine

its mailing address is Box 7132, Portland, Maine 04112,

TRANSFER
TAX
PAID

with warranty covenants, the land in Waterville, County of Kennebec

State of Maine, described as follows:

Certain lots or parcels of land with the buildings and improvements thereon situated at and near Elm Street, Maine Street and College Avenue, all in the City of Waterville, County of Kennebec and State of Maine, and all easements and rights appurtenant thereto, all more particularly described in Schedule A attached hereto.

Said premises are conveyed subject to a second mortgage given to Beshara Saliba and Juliet A. Saliba, dated September 11, 1984, and recorded in Kennebec County Registry of Deeds in Book 2730, Page 291, September 26, 1984, which the Grantee herein by its acceptance of this deed assumes and agrees to pay, reference also being made to assumption agreement of recent date.

Being the same premises conveyed to the Grantor herein by deed of the said Beshara Saliba dated September 11, 1984 and recorded in said Registry of Deeds in Book 2730, Page 268 and by a second deed of even date recorded in said Registry in Book 2730, Page 273.

And

~~Spouse of said grantor~~ releases all rights in the premises being conveyed.

Witness their hands and seals this 6th day of the month of

June, 19 86.

Signed, Sealed and Delivered

MELCHER ASSOCIATES

in presence of

Thomas R. Acker
Blaine E. Davis, II

By: *Thomas R. Acker*
Thomas R. Acker, its general partner
By: *Blaine E. Davis, II*
Blaine E. Davis, II its general partner

State of Maine, County of Cumberland

ss.

June 6, 19 86.

Then personally appeared the above named Thomas R. Acker and Blaine E. Davis, general partners of Melcher Associates, and acknowledged the foregoing instrument to be their free act and deed, and the free act and deed of said partnership.

Before me,

Lawrence R. Clough
Lawrence R. Clough
Notary Public
Attorney at Law

Printed Name:

MELCHER ASSOCIATES to

NEIL KURZMANN ASSOCIATES

June 6, 1986

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SCHEDULE A

PARCEL I:

A certain lot or parcel of land, with the buildings thereon, situated in said Waterville, bounded and described as follows, to wit:

Beginning in the westerly line of College Avenue in the northerly line of land formerly of the Elmwood Hotel; thence northerly in said westerly line of College Avenue thirty-five (35) feet; thence westerly at right angles with the westerly line of College Avenue ninety-seven and four tenths (97.4) feet to an iron pin set in the ground in the easterly line of land formerly of the Elmwood Hotel property; thence southerly in said easterly line of land formerly of the said Elmwood Hotel about forty-eight and three tenths (48.3) feet, to an iron pin in the northerly line of land formerly of said Elmwood Hotel property; thence easterly in the northerly line of land formerly of said Elmwood Hotel property eighty-two and sixty-hundredths (82.60) feet to an iron pin in the westerly line of said College Avenue and the point of beginning.

Also a right of way in common with others over a strip of land four (4) feet wide lying next northerly of the premises above described and extending from the westerly line of College Avenue to the westerly line of land now or formerly of Delphia Gray; together with any and all other rights appurtenant to the within described property which the within described property as a dominant estate has acquired by grant or otherwise in adjacent properties.

Meaning and intending to convey the same premises conveyed to Beshara Saliba and Juliet A. Saliba by warranty deed in joint tenancy from Phyllis H. Kearney dated October 7, 1975 and recorded in the Kennebec Registry of Deeds, Book 1856, Page 64.

PARCEL II:

Also another certain lot or parcel of land, with the buildings thereon, situate on the west side of College Avenue, in said Waterville, bounded and described as follows, to wit:

Beginning on the westerly line of said College Avenue at the southeast corner of land now or formerly owned by Frank Philbrick and running southerly forty-three and four-tenths feet (43.4) thence running in a westerly direction ninety (90) feet in a line parallel with said Philbrick's south line; thence southerly at right angles eight and seven-tenths (8.7) feet; thence westerly at right angles in a line parallel with said Philbrick's south line about twenty-nine (29) feet to land of the Elmwood Hotel Company, formerly owned by George B. White of Boston; thence northerly about fifty-four (54) feet to the southwest corner of said Philbrick's land, said corner being also the corner of land of H. T. Winters, Elmwood Hotel Company, and the land hereby conveyed; thence easterly one hundred thirty-four and nine-tenths (134.9) feet along the southerly line of said Philbrick's land to the point of beginning.

Meaning and intending to convey the same premises conveyed to Beshara Saliba and Juliet A. Saliba by warranty deed in joint tenancy from Anna Poulin dated August 27, 1969 and recorded in the Kennebec Registry of Deeds, Book 1502, Page 489.

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PARCEL III:

Also another certain lot or parcel of land with the buildings thereon situate on the westerly side of College Avenue in said Waterville, commonly known as number 14, and bounded and described as follows, to wit:

Beginning on the westerly line of College Avenue at a point forty-three and four tenths (43.4) feet from the southeasterly corner of land formerly of Frank Philbrick; thence running westerly in a line parallel with said Philbrick's south line ninety (90) feet; thence running southerly at right angles with said last mentioned line eight and seven tenths (8.7) feet; thence running westerly in a line at right angles with said last mentioned line about twenty-nine (29) feet to land now or formerly of the Elmwood Hotel property; thence running southerly along the easterly line of said Elmwood Hotel property to the northerly line of land formerly of Stanley A. Cobb; thence running easterly along the northerly line of said Cobb land to the westerly line of College Avenue; thence along the westerly line of College Avenue to the point begun at. Subject to rights of way as described in deed to B. L. Batchelor and Elizabeth E. Batchelor from Delphia Gray, dated April 14, 1920, to which reference may be made for a more particular description.

Also a certain lot or parcel of land with the buildings thereon situate in said Waterville and bounded and described as follows, to wit:

Beginning at an iron pin driven in the ground at the northwesterly corner of the above described lot; the same being thirteen and fifty-five hundredths (13.55) feet southerly of an iron pin driven in the ground at an angle point in the easterly line of land which the Lewiston Buick Company purchased from the Elmwood Hotel Company prior to May 21, 1921; thence northwesterly in a line coincident with the northerly line of the parcel first above described extended four and twenty-five hundredths (4.25) feet to an iron pin driven in the ground; thence southerly in a line parallel with the easterly line of Main Street to an iron pin driven in the ground at a point where this line intersects the easterly line of said land which the Lewiston Buick Company acquired from the Elmwood Hotel Company; this last described point being at the apex of the triangular shaped parcel of land described below; thence northerly in said easterly line of land which the Lewiston Buick Company acquired from the Elmwood Hotel Company to the point of beginning. This second piece or parcel of land described in this paragraph is triangular in shape.

Excepting and reserving, however, from the conveyance of the parcel of land first above described a certain lot of land situate in said Waterville and bounded and described as follows, to wit:

Beginning at an iron pin driven in the ground at the southeasterly corner of the lot which the Lewiston Buick Company acquired from the Elmwood Hotel Company and which is mentioned above; thence easterly in a line coincident with the southerly line of said land which the Lewiston Buick Company acquired from the Elmwood Hotel Company and the same extended easterly four and thirty-two hundredths (4.32) feet to an iron pin driven in the ground; thence northerly in a line parallel with the easterly line of Main Street to a point where the same intersects the easterly line of said land which the Lewiston Buick Company

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purchased from the Elmwood Hotel Company, to an iron pin driven in the ground; thence southerly in the easterly line of said land which the Lewiston Buick Company purchased from the Elmwood Hotel Company to the point of beginning. Said excepted parcel of land is triangular in shape.

Meaning and intending to convey the same premises conveyed to Beshara Saliba and Juliet A. Saliba by warranty deed in joint tenancy from Theresa M. Jacques dated October 6, 1966 and recorded in the Kennebec Registry of Deeds, Book 1428, Page 846.

PARCEL IV:

Also another certain lot or parcel of land located in Waterville, Maine, and more particularly described as follows, to wit:

Beginning in the easterly line of Elm Street at the southwesterly corner of the Post Office Lot and running thence south fifty degrees, thirty-five minutes east (S 5° 35' E) forty-four and fifteen hundredths feet (44.15) to a stone monument; thence south sixty-five degrees, thirty-five minutes east (S 65° 35' E) fifty-eight and two tenths (58.2) feet; thence southerly forty-two (42) feet to the Unitarian Church property, thence westerly twenty-two and seventy-six hundredths feet (22.76) on the North line of said Unitarian Church property to a corner; thence south nine degrees six minutes west (S 9° 6' W) nineteen and sixty-five hundredths (19.65) feet to a stone monument; thence north seventy degrees West (N 70° W) sixty-four and ninety-four hundredths feet (64.94); thence south six degrees west (S 6° W) eighteen and sixty-three hundredths feet (18.63) thence north fifty degrees thirty minutes west (N 50° 30' W) sixty and seventy-five hundredths feet (60.75) to Elm Street; thence north thirty-nine degrees thirty-minutes east (N 39° 30' E) ninety-two and five tenths feet (92.5) along Elm Street to the point of beginning.

Meaning and intending to convey the same premises conveyed to Beshara Saliba and Juliet A. Saliba by warranty deed from Elm City Realty Company dated October 3, 1968 and recorded in the Kennebec Registry of Deeds, Book 1480, Page 19.

PARCEL V:

Also another certain lot or parcel of land with the buildings thereon situated in said Waterville, and bounded and described as follows:

Beginning at a point in the westerly line of College Avenue at the southeasterly corner of land formerly of The President and Trustees of Colby College, now of one Robert Drapeau, said point being marked by a stone monument set in the ground at a point six tenths (.6) of a foot easterly of said westerly line of College Avenue; thence southerly in said westerly line of College Avenue about ninety-five and five tenths (95.5) feet to the northeasterly corner of land formerly occupied by B. O. Goodrich; thence westerly in said Goodrich's northerly line one hundred thirty-four and one tenth (134.1) feet to a stone monument and iron pipe set in the ground at a point supposed to be at the southeasterly corner of land now or formerly of H. T. Winters; thence northerly in the easterly line of land of said Winters seventy-eight and six tenths (78.6) feet to a stone monument set in the ground at his north-easterly corner and in the southerly line of land formerly of Warren C. Philbrook; thence easterly in the southerly line of land of said Philbrook thirty-six and fifty-five hundredths (36.55) feet to a stone monument set in the ground at said Philbrook's southeasterly corner; thence northerly in the easterly line of land of said

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Philbrook eleven and ninety-five hundredths (11.95) feet to an iron pin driven in the ground at the southwesterly corner of said land formerly of The President and Trustees of Colby College; thence easterly in the southerly line of land formerly of The President and Trustees of Colby College one hundred fourteen (114) feet to said westerly line of College Avenue and the point of beginning.

Meaning and intending to convey the same premises conveyed to Beshara and Juliet Saliba by three deeds recorded in Kennebec Registry of Deeds, Book 1832, Page 138, Book 1832, Page 141, and Book 1832, Page 144.

PARCEL VI

A certain lot or parcel of land, with the buildings thereon, situated in said Waterville, and bounded and described as follows, to wit:

Beginning at the intersection of the northerly line of North Street with the westerly line of Main Street; thence northerly in the westerly line of Main Street one hundred thirty-nine and six tenths (139.6) feet to the land now or formerly of Abbie F. Webster; thence westerly on the southerly line of land of said Webster one hundred forty-seven and two tenths (147.2) feet to a pipe driven in the ground in the easterly line of land now or formerly of Alvah A. Towne; thence southerly in the easterly line of land of said Towne, thirty and forty-six one hundredths (30.46) feet to land now or formerly of the heirs or devisees of Charles F. Keith; thence easterly in the northerly line of said land of said heirs or devisees of said Keith twenty and eighty one hundredths (20.81) feet to a stake in the easterly line of said land of said heirs or devisees of said Keith; thence southerly in said easterly line sixty-eight and thirty-one hundredths (68.31) feet to a stake in the northerly line of North Street; thence easterly in said northerly line of North Street one hundred sixty-eight and two tenths (168.2) feet to the point begun at.

Excepting and reserving from the above described lot or parcel of land the following lot or parcel of land deeded to the Waterville Savings and Loan Association on June 6, 1960 and recorded in the Kennebec Registry of Deeds, Book 1190, Page 199 and bounded and described as follows: Beginning at a point of intersection of the westerly line of Main Street and the northerly line of North Street in said Waterville; thence westerly along the northerly line of North Street One Hundred Twenty-Four (124) Feet; thence northerly Forty-One and Twenty-Five Hundredths (41.25) Feet to a point near the edge of a concrete driveway as presently located; thence easterly along and near the southerly edge of said concrete driveway as presently located Eighty-Eight and Seven Tenths (88.7) Feet to the said westerly line of Main Street; thence southerly along the said westerly line of Main Street Sixty-Eight and Twenty-Five Hundredths (68.25) Feet to the point of beginning.

Meaning and intending to convey the same premises conveyed to Beshara Saliba and Juliet Saliba by Mortgage Deed in Joint Tenancy from Waterville Savings and Loan Association dated March 27, 1963 and recorded in said Registry of Deeds in Book 1295, Page 322.

EXCEPTING AND RESERVING FROM PARCEL IV two certain parcels of land as conveyed by Elm City Realty Company, one to Ticonic National Bank by deed dated August 25, 1920 and recorded in said Registry of Deeds in Book 681, Page 126 and the second to the Trustees of Cobung Classical Institute by deed dated November 14, 1919 and recorded in said Registry of Deeds in Book 685, Page 526.

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PARCEL VII

A certain lot or parcel formerly a portion of the Federal Building Site in Waterville, Maine adjoining premises conveyed by Elm City Realty Company to the Grantees herein by deed dated October 3, 1968 recorded in the Kennebec County Registry of Deeds in Book 1480, Page 19, more particularly bounded and described as follows:

Fronting Ten Feet (10') on the southeasterly side of Elm Street and extending, of that width, southeasterly along the southwesterly side of said Federal Building Site a distance of One Hundred Twenty-two (122') Feet and Four and Three-Eighths (4.38") Inches, more or less.

Being the same premises conveyed by the United States of America to Elm City Realty Company by deed dated May 11, 1920 and recorded in the Kennebec County Registry of Deeds in Book 580, Page 95.

Excepting and reserving the rear portion of said 10' strip conveyed by Elm City Realty Company to Ticonic National Bank by instrument dated June 21, 1920 and recorded in said Registry of Deeds in Book 580, Page 530. Also excepting and reserving a certain right of way conveyed over the length of said 10' wide strip and conveyed by Elm City Realty Company to Ticonic National Bank by instrument dated May 17, 1920 and recorded in said Registry of Deeds in Book 580, Page 405.

Also hereby conveying a certain lot parcel of land situated in said Waterville beginning at a stone monument in the westerly sideline of land now or formerly of the Unitarian Society and at the southeasterly corner of land of the Grantee herein, thence westerly along the southerly line of said Grantee's land about Sixty-five (65') Feet to the northeasterly corner of land conveyed to Elm City Realty Company by the Trustees of Coburn Classical Institute by deed dated November 4, 1919 and recorded in said Registry of Deeds in Book 582, Page 93 about Eighteen and Sixty-three One Hundreths (18.63') Feet to the southeasterly corner of said piece of land before mentioned and to the northerly line of a passway leading from Elm Street to the westerly line of said Unitarian Society; thence easterly in the northerly line of said passway about Thirty-one (31') Feet to a point Eleven (11') Feet northerly of the northwesterly corner of the house conveyed by L. E. Thayer to Leonora L. Thayer dated April 23, 1886, the above described point being an angle point in said passway; thence deflecting to the right a slight angle and still easterly about Thirty-two and Five-tenths (32.5') Feet to the point of beginning; together with a right of way over a strip of land Ten (10') Feet in width and lying next southerly of the above described premises and extending from the easterly end of the right of way as granted by Elm City Realty Company by the Trustees of Coburn Classical Institute by said deed dated November 4, 1919, to the westerly line of the Unitarian Church Lot. Being the same premises conveyed by the Trustees of Coburn Classical Institute to Elm City Realty Company by deed dated May 8, 1926 and recorded in said Registry of Deeds in Book 624, Page 379. Subject to and together with all rights established under a certain agreement among Louis M. Gordon, Arthur H. Lockwood and Elm City Realty Company dated April 23, 1955 and recorded in said Registry of Deeds in Book 1001, Page 107, further reference being made to a plan recorded in said Registry of Deeds in Book 17B, Page 211.

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